

City of Houston, Texas, Ordinance No. 2020- 877

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE MEMORIAL-HEIGHTS REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS (MEMORIAL HEIGHTS ZONE); APPROVING THE FISCAL YEAR 2021 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2021-2025 CAPITAL IMPROVEMENT PROJECTS BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the Memorial-Heights Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with Reinvestment Zone Number Five, City of Houston, Texas (the "Zone"), has submitted an Operating Budget for Fiscal Year 2021 (the "Operating Budget") and a five-year Capital Improvement Projects Budget for Fiscal Years 2021-2025 (the "CIP Budget," and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to the interlocal "Tri-Party" agreement among the City, the Authority, and the Zone approved by Ordinance No. 97-1590, as amended by Ordinance No. 2001-455; and

WHEREAS, the City designated the Zone on December 18, 1996, by Ordinance No. 96-1337 over a certain area within the City and enlarged the boundaries of the Zone by Ordinance No. 2007-1142 approved on October 10, 2007, Ordinance No. 2008-1204 approved on December 17, 2008, and Ordinance No. 2009-235 approved on March 25, 2009; and

WHEREAS, the City reduced the boundaries of the Zone by Ordinance No. 2011-907 approved on October 26, 2011; and

WHEREAS, the City enlarged the boundaries of the Zone, again, by Ordinance No. 2015-1047 approved on November 4, 2015; and

WHEREAS, the Budgets are based upon the following assumptions:

1. The timely implementation of capital improvement projects in the Budget may require the Authority to incur debt; and
2. The City's Chief Development Officer will assist the Authority in identifying a cost-efficient method to finance the costs of the capital improvement projects; and
3. One-third of the tax increments paid by the City into the Tax Increment Fund of the Zone shall be paid annually into City Fund 2409 for the provision of affordable housing; and

WHEREAS, the City has experienced an incremental increase in the cost of providing municipal services as a result of the creation of the Zone and the development and redevelopment of the land in the Zone; and

WHEREAS, the City Council finds that it is appropriate to recover its incremental costs of providing municipal services for Fiscal Year 2021 from the tax increment produced by the City

and paid into the Tax Increment Fund of the Zone, subject to complying with the provisions of Texas Tax Code Section 311.010(i); and

WHEREAS, the City Council finds that the incremental costs of providing municipal services set forth in the Operating Budget attached hereto as **Exhibit A** are reasonable and will be paid from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone; and

WHEREAS, the City Council desires to approve the Budgets; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the findings contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority, upon the approval of the City's Chief Development Officer, may transfer funds from one Line Item of Project Costs shown on **Exhibit A** to another. Unless approved by the City Council, the Authority may transfer funds only (1) as needed for Debt Service; and (2) from one Line Item of Project Costs to another, if the aggregate of such transfers does not exceed \$400,000 during Fiscal Year 2021. Subject to the foregoing, the Operating Budget attached hereto as **Exhibit A** is hereby approved for the Authority.

Section 3. That the CIP Budget attached hereto as **Exhibit B** is approved for the Zone.

Section 4. That one-third (1/3) of the tax increments paid by the City into the Tax Increment Fund of the Zone shall be paid annually into City Fund 2409 for the provision of affordable housing.

Section 5. That not later than March 31, 2021, the Zone and the Authority shall, in cooperation with City representatives: (1) identify surplus funds in the Authority's Fiscal Year 2021 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2021 Operating Budget for the Authority approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax

increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Authority for the purpose. The Zone and the Authority shall consider amendments to the Zone's Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose and shall expedite any such amendments.

Section 6. That the Authority is authorized to spend any grant money not reflected in the Operating Budget that it receives during Fiscal Year 2021 in the manner prescribed by law. In the event the Authority is required to pay a matching share of any such grant, the Authority, after consultation with and approval by the City's Chief Development Officer, may spend an amount not to exceed ten percent (10%) of the Operating Budget for such match.

Section 7. That the City's Chief Development Officer is directed to assist the Authority in identifying a cost-efficient method for financing public infrastructure consistent with financing principles used by the City.

Section 8. That the approval of these Budgets is contingent upon receipt by the City's Chief Development Officer of a document signed by the Administrator of the Authority and/or Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

Category I	Less than \$1,000.00
Category II	At least \$1,000.00 but less than \$10,000.00
Category III	At least \$10,000.00 but less than \$50,000.00
Category IV	At least \$50,000.00 but less than \$100,000.00
Category V	At least \$100,000.00 but less than \$500,000.00
Category VI	At least \$500,000.00 but less than \$1,000,000.00
Category VII	\$1,000,000.00 or more

Section 9. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 7th day of October, 2020.

APPROVED this _____ day of _____, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is OCT 13 2020.


Interim City Secretary

Prepared by Legal Department
(KK:gd September 18, 2020)


Senior Assistant City Attorney
Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor

L.D. File No. 042-XXXXXXX-XXX

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: OCT 13 2020

AYE	NO	
✓		MAYOR TURNER
• • • •	• • • •	COUNCIL MEMBERS
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

EXHIBIT A

**Fiscal Year 2021 Operating Budget for
Memorial-Heights Redevelopment Authority**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2021 BUDGET PROFILE

Fund Summary
Fund Name: Memorial Heights Redevelopment Authority
TIRZ: 05
Fund Number: 7553/50

P R O F I L E	Base Year:	1996
	Base Year Taxable Value:	\$ 67,807,537
	Projected Taxable Value (TY2020):	\$ 2,325,424,271
	Current Taxable Value (TY2019):	\$ 2,279,827,717
	Acres:	1410.36
	Administrator (Contact):	City of Houston
	Contact Number:	832-393-0985

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Five, City of Houston, Texas was created to provide plans and programs necessary to create and support an environment attractive to private investments in the greater Memorial Heights and lower White Oak Bayou recreational corridor. The intent of the plans and programs is to support the long-term stability and viability of the area.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/19)	Variance
	Capital Projects:			
	Public Utility Improvements	\$ 138,144,635	\$ 2,885,228	\$ 135,259,407
	Roadway and Sidewalk Improvements	131,738,100	9,668,634	122,069,466
	Parks and Park Improvements	88,499,375	9,280,857	79,218,518
	Property Assemblage/Mitigation	52,100,000	882,382	51,217,618
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	Total Capital Projects	\$ 410,482,110	\$ 22,717,101	\$ 387,765,009
	Affordable Housing	33,332,210	7,262,210	26,070,000
	School & Education/Cultural Facilities	23,123,754	12,705,295	10,418,459
	Financing Costs	29,879,513	3,428,907	26,450,606
	Administration Costs/ Professional Services	11,513,853	5,917,261	5,596,592
	Creation Costs	175,300	175,300	-
	Total Project Plan	\$ 508,506,740	\$ 52,206,074	\$ 456,300,666

D E B T	Additional Financial Data	FY2020 Budget	FY2020 Estimate	FY2021 Budget
	Debt Service	\$ -	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/19	Projected Balance as of 6/30/20	Projected Balance as of 6/30/21
	Year End Outstanding (Principal)			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2021 BUDGET DETAIL

Fund Summary
Fund Name: Memorial Heights Redevelopment Author
TIRZ: 05
Fund Number: 7553/50

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 13,760,510	\$ 13,511,048	16,921,162
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	-
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	-
Beginning Balance	\$ 13,760,510	\$ 13,511,048	16,921,162
City tax revenue	\$ 6,916,597	\$ 6,605,738	6,877,206
County tax revenue	\$ -	\$ -	-
ISD tax revenue	\$ -	\$ -	-
ISD tax revenue - Pass Through	\$ -	\$ -	-
Community College tax revenue	\$ -	\$ -	-
Incremental property tax revenue	\$ 6,916,597	\$ 6,605,738	6,877,206
Adjustment - Prior Years Increment	\$ -	\$ -	-
Miscellaneous revenue	\$ -	\$ -	-
COH TIRZ interest	\$ 4,210	\$ 4,210	4,210
Interest Income	\$ 25,000	\$ 185,149	25,000
Other Interest Income	\$ 29,210	\$ 189,359	29,210
	\$ -	\$ -	-
	\$ 405,000	\$ 405,000	-
City of Houston	\$ 405,000	\$ 405,000	-
	\$ -	\$ -	-
	\$ -	\$ 25,000	-
Grant Proceeds	\$ -	\$ 25,000	-
	\$ -	\$ -	-
Proceeds from Bank Loan	\$ -	\$ -	-
	\$ -	\$ -	40,000,000
Contract Revenue Bond Proceeds	\$ -	\$ -	40,000,000
TOTAL AVAILABLE RESOURCES	\$ 21,111,317	\$ 20,736,145	\$ 63,827,578

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2021 BUDGET DETAIL

Fund Summary
Fund Name: Memorial Heights Redevelopment Authority
TIRZ: 05
Fund Number: 7553/50

TIRZ Budget Line Items	FY2020 Budget	FY2020 Estimate	FY2021 Budget
EXPENDITURES			
Accounting	\$ 20,000	\$ 19,920	\$ 25,000
Administration Salaries & Benefits	\$ 100,000	\$ 106,170	\$ 120,000
Auditor	\$ 9,000	\$ 8,000	\$ 10,000
Bond Services/Trustee/Financial Advisor	\$ 25,000	\$ 2,100	\$ 25,000
Insurance	\$ 1,000	\$ 965	\$ 1,000
Office Administration	\$ 10,000	\$ -	\$ 20,000
TIRZ Administration and Overhead	\$ 165,000	\$ 137,155	\$ 201,000
Engineering Consultants	\$ 75,000	\$ 52,789	\$ 75,000
Legal	\$ 100,000	\$ 37,820	\$ 100,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ 50,000	\$ -	\$ 50,000
Program and Project Consultants	\$ 225,000	\$ 90,609	\$ 225,000
Management consulting services	\$ 390,000	\$ 227,764	\$ 426,000
Capital Expenditures (See CIP Schedule)	\$ 2,800,000	\$ 1,051,188	\$ 17,065,000
TIRZ Capital Expenditures	\$ 2,800,000	\$ 1,051,188	\$ 17,065,000
Regents Square GID	\$ 606,907	\$ 262,565	\$ 306,000
Hanover	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ 606,907	\$ 262,565	\$ 306,000
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 3,796,907	\$ 1,541,517	\$ 17,797,000
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 345,830	\$ 236,470	\$ 343,860
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 160,652	\$ 160,652	\$ 160,652
One-time Prior Year Increment Adj. (2014 thru 2017)	\$ -	\$ 1,876,344	\$ -
Total Transfers	\$ 506,482	\$ 2,273,466	\$ 504,512
Total Budget	\$ 4,303,389	\$ 3,814,983	\$ 18,301,512
RESTRICTED Funds - Capital Projects	\$ 16,807,928	\$ 16,921,162	\$ 45,526,066
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 16,807,928	\$ 16,921,162	\$ 45,526,066
Total Budget & Ending Fund Balance	\$ 21,115,317	\$ 20,736,145	\$ 63,827,578

Notes:

EXHIBIT B

**Fiscal Years 2021—2025 Capital Improvement Projects Budget for
Tax Increment Reinvestment Zone Number Five (Memorial Heights Zone)**

2021 - 2025 CAPITAL IMPROVEMENT PLAN
TIRZ No. 5 - Memorial Heights Redevelopment Authority
CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY21 - FY25 Total	Cumulative Total (To Date)
			Through 2019	Projected 2020	2021	2022	2023	2024	2025		
H	T-0520	Houston Avenue & White Oak Drive Intersection Improvements	\$ -	100,000	300,000	-	-	-	-	300,000	400,000
C	T-0521	Little Thicket Park Improvements	\$ -	360,332	300,000	-	-	-	-	300,000	660,332
C	T-0523A	Shepherd Duham and Selected Cross Street Reconstruction Project (Pro	\$ -	449,419	1,500,000	21,500,000	31,500,000	22,220,000	30,000,000	106,720,000	107,169,419
C, H	T-0525	North Canal Project	\$ -	7,886	13,000,000	12,000,000	-	-	-	25,000,000	25,007,886
C	T-0527	Heights Boulevard Pedestrian and Bicycle Safety Improvements and MKT	\$ -	113,551	1,220,000	-	-	-	-	1,220,000	1,333,551
C	T-0528	West Dallas Restriping Project	\$ -	-	500,000	-	-	-	-	500,000	500,000
C	T-0529	Yale and Center Intersection	\$ -	-	-	1,050,000	-	-	-	1,050,000	1,050,000
C	T-0530	Segment of Trail between White Oak Bayou and Memorial Park	\$ -	-	220,000	-	-	-	-	220,000	220,000
C, H	T-0599	Safe Sidewalk Program	\$ -	-	25,000	25,000	25,000	25,000	25,000	125,000	125,000
Totals:			\$ -	\$ 1,051,188	\$ 17,065,000	\$ 34,675,000	\$ 31,525,000	\$ 22,245,000	\$ 30,025,000	\$ 135,435,000	\$ 136,486,188

* NOTE:

** NOTE:

*** NOTE:

2021 - 2025 CAPITAL IMPROVEMENT PLAN
TIRZ No. 5 - Memorial Heights Redevelopment Authority
CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
	Through 2019	Projected 2020	2021	2022	2023	2024	2025	FY21 - FY25 Total	
TIRZ Funds	-	670,856	17,065,000	33,675,000	4,025,000	15,745,000	25,000	70,535,000	71,205,856
City of Houston	-	380,332	-	-	2,500,000	8,500,000	-	9,000,000	9,380,332
Grants	-	-	-	900,000	25,000,000	-	30,000,000	55,900,000	55,900,000
Other	-	-	-	-	-	-	-	-	-
Project Total	-	1,051,188	17,065,000	34,575,000	21,825,000	22,245,000	30,025,000	135,435,000	136,486,188

Project: Houston Avenue & White Oak Drive Intersection Improvements		City Council District		Key Map:				WBS.:		T-0520	
		Location: H		Geo. Ref.:							
		Served: H		Neighborhood:							
Description:	Reconstruction of intersection into four-way configuration. Includes mast-arm traffic signals, sidewalks, pedestrian crossing, improved intersection geometry, 10' sidewalk on east side of Houston Avenue.	Operating and Maintenance Costs: (\$ Thousands)									
			2021	2022	2023	2024	2025	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
Justification:	Existing condition includes (7) intersecting street alignments, creating a confusing and unsafe intersection.	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	300,000	100,000	300,000			-	-	\$ 300,000	\$ 400,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 300,000	\$ 100,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 400,000
Source of Funds											
TIRZ Funds		-	300,000	100,000	300,000	-	-	-	-	\$ 300,000	\$ 400,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 300,000	\$ 100,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 400,000

Project: Little Thicket Park Improvements		City Council District		Key Map:		WBS.:		T-0521			
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description:	Improved park amenities, erosion control/bank stabilization, public parking and access to White Oak Bayou Trail system. Funds remaining after the bank stabilization will be used for Park Improvements.		Operating and Maintenance Costs: (\$ Thousands)								
				2021	2022	2023	2024	2025	Total		
			Personnel	-	-	-	-	-	\$ -		
			Supplies	-	-	-	-	-	\$ -		
			Svcs. & Chgs.	-	-	-	-	-	\$ -		
Justification:	Collapsed bank/repeated bank failure has encroached into the usable footprint of the park, creating dangerous conditions for park users, especially children. Opportunity to make connection to Bayou Greenways trail system.		Capital Outlay	-	-	-	-	-	\$ -		
			Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			FTEs								
			Fiscal Year Planned Expenses								
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-				-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	770,000	380,332	300,000			-	-	\$ 300,000	\$ 680,332
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	-	\$ -
Total Allocations		\$ -	\$ 770,000	\$ 380,332	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 680,332
Source of Funds											
TIRZ Funds		-	365,000	-	300,000	-	-	-	-	\$ 300,000	\$ 300,000
City of Houston		-	405,000	380,332			-	-	-	\$ -	\$ 380,332
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 770,000	\$ 380,332	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 680,332

Project:	Shepherd Durham and Selected Cross Street Reconstruction Project (Project will be completed in phases)	City Council District		Key Map:		WBS.:	T-0523A				
		Location:	C	Geo. Ref.:							
		Served:	All	Neighborhood:							
Description:	Roadway reconstruction between 6th street and 610 loop North, including hike and bike lanes, storm water drainage systems, curb and gutter section, streetlights, sidewalks and landscaping	Operating and Maintenance Costs: (\$ Thousands)									
			2021	2022	2023	2024	2025	Total			
Justification:	Major north/south arteries with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists.	Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	720,000	-	\$ 720,000	\$ 720,000
3	Design	-	-	449,419	1,500,000	1,500,000	1,500,000	1,500,000	-	\$ 6,000,000	\$ 6,449,419
4	Construction	-	-	-	-	20,000,000	30,000,000	20,000,000	30,000,000	\$ 100,000,000	\$ 100,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ 449,419	\$ 1,500,000	\$ 21,500,000	\$ 31,500,000	\$ 22,220,000	\$ 30,000,000	\$ 106,720,000	\$ 107,169,419
Source of Funds											
TIRZ Funds		-	-	449,419	1,500,000	21,500,000	4,000,000	15,720,000	-	\$ 42,720,000	\$ 43,169,419
City of Houston		-	-	-	-	-	2,500,000	6,500,000	-	\$ 9,000,000	\$ 9,000,000
Grants		-	-	-	-	-	25,000,000	-	30,000,000	\$ 55,000,000	\$ 55,000,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ 449,419	\$ 1,500,000	\$ 21,500,000	\$ 31,500,000	\$ 22,220,000	\$ 30,000,000	\$ 106,720,000	\$ 107,169,419

Project: North Canal Project		City Council District		Key Map:		WBS.:		T-0525			
		Location:	C, H	Geo. Ref.:							
		Served:	C, H	Neighborhood:	14						
Description:	Part of North Canal project	Operating and Maintenance Costs: (\$ Thousands)									
			2021	2022	2023	2024	2025	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
Justification:	This is part of the North Canal project. When the North Canal is completed water level on the White Oak is expected to be lower during a flood event	Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	1,000,000	7,886	1,000,000		-	-	-	\$ 1,000,000	\$ 1,007,886
4	Construction	-	-	-	12,000,000	12,000,000				\$ 24,000,000	\$ 24,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 1,000,000	\$ 7,886	\$ 13,000,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ 25,000,000	\$ 25,007,886
Source of Funds											
TIRZ Funds		-	1,000,000	7,886	13,000,000	12,000,000	-	-	-	\$ 25,000,000	\$ 25,007,886
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 1,000,000	\$ 7,886	\$ 13,000,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ 25,000,000	\$ 25,007,886

*NOTE:

Project:	Heights Boulevard Pedestrian and Bicycle Safety Improvements and MKT Trail Bicycle and Pedestrian Safety	City Council District		Key Map:		WBS.:	T-0527				
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description:	Bicycle and pedestrian facility improvements at the intersection of Heights Boulevard and the MKT Trail and at the intersection of Washington Avenue and Heights Boulevard. Improve safety and wayfinding along the MKT Trail. Small Segment trail connections to improve overall bicycle and pedestrian connectivity.	Operating and Maintenance Costs: (\$ Thousands)									
			2021	2022	2023	2024	2025	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Justification:	A number of near misses have been reported at these locations. This project will evaluate the locations and the potential improvements for each of these areas and implement appropriate improvements.	FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	130,000	113,551	20,000			-	-	\$ 20,000	\$ 133,551
4	Construction	-	600,000	-	1,200,000			-	-	\$ 1,200,000	\$ 1,200,000
5	Equipment	-	-	-	-			-	-	\$ -	\$ -
6	Close-Out	-	-	-	-			-	-	\$ -	\$ -
7	Other	-	-	-	-			-	-	\$ -	\$ -
		-	-	-	-			-	-	\$ -	\$ -
		-	-	-	-			-	-	\$ -	\$ -
		-	-	-	-			-	-	\$ -	\$ -
		-	-	-	-			-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 730,000	\$ 113,551	\$ 1,220,000	\$ -	\$ -	\$ -	\$ -	\$ 1,220,000	\$ 1,333,551
Source of Funds											
TIRZ Funds		-	730,000	113,551	1,220,000	-	-	-	-	\$ 1,220,000	\$ 1,333,551
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 730,000	\$ 113,551	\$ 1,220,000	\$ -	\$ -	\$ -	\$ -	\$ 1,220,000	\$ 1,333,551

Project:		West Dallas Restriping Project			City Council District		Key Map:		WBS.:		T-0528		
					Location:		C						
					Served:		C						
					Neighborhood:								
Description:		The Pavement on West Dallas is being redistributed to provide better pedestrian access and bike facilities. This portion of the street (Dunlavy to Waugh) is within the TIRZ 5 boundaries and will fill the gap between other entities' projects				Operating and Maintenance Costs: (\$ Thousands)							
			2021	2022	2023	2024	2025	Total					
		Personnel	-	-	-	-	-	\$ -					
		Supplies	-	-	-	-	-	\$ -					
		Svcs. & Chgs.	-	-	-	-	-	\$ -					
		Capital Outlay	-	-	-	-	-	\$ -					
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
		FTEs											
Justification:		West Dallas is part of the Houston Bike Plan network. This project helps to create a continuous east west path between Shepherd and Downtown.											
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/20	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
3	Design	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000	\$ 100,000	
4	Construction	-	-	-	400,000	-	-	-	-	\$ 400,000	\$ 400,000	\$ 400,000	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -</			

Project: Yale and Center Intersection		City Council District		Key Map:		WBS.:		T-0529			
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description:	Reconstruct intersection, replace signal and improve pedestrian crossing at Yale Street at Center Street.	Operating and Maintenance Costs: (\$ Thousands)									
			2021	2022	2023	2024	2025	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
Justification:	This intersection has experienced 49 reported vehicle crashes between 2015 and 2017. The crash count for Yale at Center demonstrates the need for intersection improvements through enhanced and more visible signalization. The frequency of accidents for vehicle collision at the intersection are evident with over half of the accidents overlooking the existing stop control measures.	Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs									
		Fiscal Year Planned Expenses									
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	100,000	-	-	-	\$ 100,000	\$ 100,000
4	Construction	-	-	-	-	950,000	-	-	-	\$ 950,000	\$ 950,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ 1,050,000	\$ -	\$ -	\$ -	\$ 1,050,000	\$ 1,050,000
Source of Funds											
TIRZ Funds		-	-	-	-	150,000	-	-	-	\$ 150,000	\$ 150,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	900,000	-	-	-	\$ 900,000	\$ 900,000
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ 1,050,000	\$ -	\$ -	\$ -	\$ 1,050,000	\$ 1,050,000

Project: Segment of Trail between White Oak Bayou and Memorial Park		City Council District		Key Map:		WBS.:		T-0530			
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description: Build a segment of the Trail between White Oak Bayou trail and Memorial Park	Operating and Maintenance Costs: (\$ Thousands)										
		2021	2022	2023	2024	2025	Total				
	Personnel	-	-	-	-	-	\$ -				
	Supplies	-	-	-	-	-	\$ -				
	Svcs. & Chgs.	-	-	-	-	-	\$ -				
	Capital Outlay	-	-	-	-	-	\$ -				
Justification: There is currently no connection between White Oak Bayou and Memorial park. A citizen group proposed a possible path for this connector. Many portions of the trail were funded in the most recent TIP call and other entities are building several sections. There is one segment that is in TIRZ 5 that is not funded by other sources.	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
	FTEs										
	Fiscal Year Planned Expenses										
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000
4	Construction	-	-	-	200,000	-	-	-	-	\$ 200,000	\$ 200,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ 220,000	\$ 220,000
Source of Funds											
TIRZ Funds		-	-	-	220,000	-	-	-	-	\$ 220,000	\$ 220,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ 220,000	\$ 220,000

Project:	Safe Sidewalk Program	City Council District		Key Map:		WBS.:	T-0599				
		Location:	C, H	Geo. Ref.:							
		Served:	C, H	Neighborhood:							
Description:	Program to improve small sections of Sidewalk	Operating and Maintenance Costs: (\$ Thousands)									
			2021	2022	2023	2024	2025	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
		Svcs. & Chgs.	-	-	-	-	-	\$ -			
Justification:	Sidewalk program to improve walkability	Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs									
		Fiscal Year Planned Expenses									
Project Allocation		Projected Expenses thru 6/30/19	2020 Budget	2020 Estimate	2021	2022	2023	2024	2025	FY21 - FY25 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	25,000	25,000	25,000	25,000	25,000	\$ 125,000	\$ 125,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	\$ 125,000
Source of Funds											
TIRZ Funds		-	-	-	25,000	25,000	25,000	25,000	25,000	\$ 125,000	\$ 125,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	\$ 125,000